
Judiciary Committee

SB 5035

Title: An act relating to the manufactured/mobile home landlord-tenant act.

Brief Description: Requiring landlords to provide tenants with written receipts upon request under the manufactured/mobile home landlord-tenant act.

Sponsors: Senators Shin, Honeyford and Kohl-Welles.

<p style="text-align: center;">Brief Summary of Bill</p> <ul style="list-style-type: none">• Requires manufactured/mobile home lot landlords to provide tenants with written receipts for payments upon request.

Hearing Date: 3/9/11

Staff: Kelly Pfundheller (786-7289).

Background:

The Manufactured/Mobile Home Landlord-Tenant Act governs the legal rights, remedies, and obligations arising from rental agreements for manufactured and mobile home lots, including specified amenities within mobile home parks, cooperatives, and subdivisions.

Under the Residential Landlord Tenant Act, landlords of residential dwellings are required to provide written receipts for payments upon the request of a tenant. However, there is no similar requirement for landlords of manufactured/mobile home lots.

Summary of Bill:

The landlord of a manufactured/mobile home lot must provide a written receipt for any payments made by the tenant upon their request. Receipts must be provided within 15 business days of the request, and a tenant may request receipts for any payments made within the previous year.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.